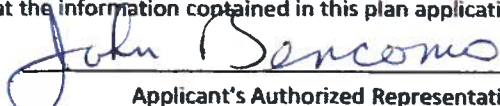


1. Application Form

PLANNING GRANT APPLICATION FORM

Applicant (Agency & address - including zip) County of Yolo Planning and Public Works Dept. 292 West Beamer Street Woodland, CA 95695		Proposed Date of Completion: February 1, 2012	
Check one City <input type="checkbox"/> County <input checked="" type="checkbox"/> MPO <input type="checkbox"/> COG <input type="checkbox"/> RTPA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal <input type="checkbox"/>		Grant Amount Requested: \$ 139,724	
		If Joint Proposal, list participating entities/ contact person: n/a	
Lead Applicant's Name: County of Yolo			
Title of Proposal (summarize the deliverable to be funded by this grant) Yolo County Sustainable Zoning Code and Development Standards			
Applicant's Representative Authorized in Resolution Name: John Bencomo Title: Director of Planning and Public Works Phone: (530) 666-8804 Email: john.bencomo@yolocounty.org		Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: David Morrison Title: Assistant Director, Planning Services Phone: (530) 666-8041 Email: david.morrison@yolocounty.org	
<i>Check all of the following that are incorporated or applicable to the proposal:</i>			
Focus Area		Program Objectives	
<input checked="" type="checkbox"/>	Focus Area # 1		Applying for 20% EDC set aside
	Focus Area # 2		
	Focus Area # 3	<input checked="" type="checkbox"/>	Improve air and water quality
Eligibility Requirements (mandatory)		<input checked="" type="checkbox"/>	Promote public health
<input checked="" type="checkbox"/>	Consistent with State Planning Priorities	<input checked="" type="checkbox"/>	Promote equity
<input checked="" type="checkbox"/>	Reduces GHG emissions on a permanent basis	<input checked="" type="checkbox"/>	Increase affordable housing
<input checked="" type="checkbox"/>	Collaboration requirement	<input checked="" type="checkbox"/>	Increase infill and compact development
Priority Considerations		<input checked="" type="checkbox"/>	Revitalize urban and community centers
<input checked="" type="checkbox"/>	Demonstrates collaboration & community involvement	<input checked="" type="checkbox"/>	Protect natural resources and agricultural lands
<input checked="" type="checkbox"/>	Addresses climate change impacts	<input checked="" type="checkbox"/>	Reduce automobile usage and fuel consumption
<input checked="" type="checkbox"/>	Serves as best practices	<input checked="" type="checkbox"/>	Improve infrastructure systems
<input checked="" type="checkbox"/>	Leverages additional resources	<input checked="" type="checkbox"/>	Promote water conservation
<input checked="" type="checkbox"/>	Serves an economically disadvantaged community	<input checked="" type="checkbox"/>	Promote energy efficiency and conservation
	Serves a severely disadvantaged community	<input checked="" type="checkbox"/>	Strengthen the economy
I certify that the information contained in this plan application, including required attachments, is complete and accurate			
Signature: 		August 31, 2010	
Print Name and Title: John Bencomo, Director of Planning and Public Works		Date	

2. Proposal Summary Statement

The following is the proposal summary for the Yolo County Sustainable Zoning Code and Development Standards to be considered under Focus Area #1 (Local Sustainable Planning) of the Sustainable Communities Planning Grant and Incentives Program. Yolo County is applying for \$139,724 of grant funding and will commit \$145,434 of in-kind matching funds.

The Yolo County Sustainable Zoning Code and Development Standards will implement the policies and actions of the recently adopted Yolo County 2030 Countywide General Plan. The 2030 Countywide General Plan was awarded first place for Comprehensive Planning for a Small Jurisdiction by the Sacramento Valley American Planning Association and it contains over 300 policies and actions directly aimed at reducing greenhouse gasses and/or responding to the impacts of climate change. Overall, these policies and actions discourage sprawl and encourage density, infill, compact community design, and development along transportation corridors. The awarding of grant funding for the Sustainable Zoning Code and Development Standards will allow Yolo County to update the existing zoning code and development standards and create new ordinances that will promote sustainable land use decisions and support the reduction of green house gas emissions, in conformance with the 2030 Countywide General Plan.

The Sustainable Zoning Code will emphasize integrating jobs, shopping, and a variety of residential areas within compact, accessible neighborhoods. These types of smart growth standards have the ability to revitalize downtown areas by encouraging infill development on underutilized or vacant lands. It will also promote walking, bicycling, and public transit use within and between communities, which reduces vehicle trips. These smart growth standards will be implemented in the form of form-based codes and will be applicable to the existing communities and the specific plan areas that are defined in the General Plan, including Dunnigan, Knights Landing, and Madison.

Yolo County has the important task of balancing agricultural policies with sustainable land use and development strategies. Agriculture has been at the heart of Yolo County's identity, character, economy and way of life since the County's founding in 1850. Ninety-six percent of the unincorporated area has been set aside for farming, grazing and open space. The Sustainable Zoning Code and Development Standards will implement the County's longstanding policy to direct the County's residential growth to designated areas within the cities and within the growth boundaries of existing unincorporated communities, thereby preserving natural resources and the agricultural and open space lands.

Yolo County has also submitted a separate grant application for the Madison Water Distribution Pipe Replacement Project, which meets the criteria for an Economically Disadvantaged Community (EDC) set-aside project under Focus Area #1. These two projects are complementary, in that they use different means to create sustainable and healthy communities. The Sustainable Zoning Code and Development Standards proposal does not meet the EDC set-aside criteria, since the proposal is applied to the entire unincorporated County. It is worth noting, however, that many of the communities within Yolo County meet the EDC criteria, and funding of this proposal would promote the health, safety, and welfare of these communities along with all other areas of Yolo County. As described in this proposal summary and as outlined in the following sections of this grant application package, the Sustainable Zoning Code and Development Standards will also support the state's AB 32 green house gas emission reduction targets and will implement SB 375.

3. Proposal Description

STEP 1: Threshold Requirements

1. Describe how the Proposal is consistent with the State's Planning Priorities, Section 65041.1 of the Government Code.
 - a. Promote infill development and invest in existing communities: The General Plan contains numerous policies that support sustainable development, including those that discourage sprawl and encourage density, infill, compact community design, and development along transportation corridors. The Sustainable Zoning Code and Development Standards ("proposal") will include numerous ordinances and regulations that will strengthen existing communities. These include a Downtown Mixed Use Zone (DMX) which allows a full range of high-intensity uses, including retail, multi-family housing, offices, entertainment and civic uses within the core area of each town. There will also be requirements that will require a job/housing balance within each community, to ensure that residential and economic development occur in a coordinated and sustainable manner. In addition, strict requirements that limit the General Plan Amendments to change growth boundaries and prioritize infill development will reinforce the County's goals of compact urban development and reuse of existing community assets.
 - b. Protect, preserve and enhance environmental and agricultural lands, and natural and recreational resources: Yolo County's open spaces (including working agricultural and recreational landscapes) play a critical role in defining the identity of the County. The proposal will include several requirements aimed at enhancing agricultural lands, including requiring economically sustainable agricultural parcel sizes, prohibiting the division of farmland for non-agricultural purposes, requiring 1:1 mitigation for the conversion of all farmland, maintaining growth boundaries around existing communities and neighborhoods, and providing for the location of rural home sites, including clustered agricultural housing. Additionally, the proposal will require new development to establish parks, recreation areas, and a network of trails linked to open space.
 - c. Encourage location and resource efficient development: The proposal will establish criteria for ensuring that new development is location and resource efficient. The proposal, in combination with the County's growth policies, directs residential growth to designated areas within the cities and within the growth boundaries of existing unincorporated communities. Many of the ordinances and regulations included in the proposal will be form-based, which will encourage the efficient use of properties, as opposed to zoning standards that are based solely on use types. The proposal will include regulations to ensure that any new growth that is allowed in the General Plan is served by or provides adequate transportation and other essential utilities and services. It will also require the incorporation of public open space use (such as parks, town squares, trails, and greenbelts) within development projects. Special consideration will also be given to the preservation of wildlife and native plant habitat.
2. Describe how the Proposal will (and include in work plan) reduce, on as permanent basis that is feasible, greenhouse gas emissions consistent with:
 - a. California's Global Warming Solutions Act of 2006
 - i. How will the Proposal reduce greenhouse emissions as compared with business as usual through 2020 and beyond?: The County is in the process of developing and implementing a Climate Action Plan (CAP) to identify all sources and the relative magnitude of greenhouse gas (GHG) emissions to enable policy makers to implement cost-effective reduction strategies in sectors over which they have operational or discretionary control. The proposal will be consistent with the CAP and will incorporate smart growth land use strategies to

minimize reduce greenhouse has emissions. The goal of the proposal and the CAP is to design communities and living conditions that encourage residents to utilize multi-modes of transportation as a lifestyle, rather than through enforceable regulation. The County's commitment to the goals of protecting agricultural land and directing the majority of future growth to the existing cities and rural communities discourages sprawl and encourages infill, and compact community design. The CAP is projected to be adopted in January 2011.

- ii. Identify the indicators that will be used to measure whether the Proposal will meet greenhouse gas emissions reduction targets or requirements?: The County's GHG reduction philosophy is embodied in the 2030 General Plan land use map, policies, and growth management strategies, such as the proposed Sustainable Zoning Code and Development Standards. The General Plan incorporates all the elements of smart growth and GHG reduction, and the various General Plan elements contain over 300 policies and actions related to GHG reductions, smart growth implementation, and adaptation to global climate change. The purpose of the CAP is to translate the County's commitment into real-world applications that take into account the effect by sector and can be aggregated to show the total quantified results of the County's approach, with the goal of achieving the target reductions. The County is working to develop GHG reduction measures, mechanisms, and performance standards for inclusion in the CAP.
- b. Any applicable regional plan
 - i. Cite any applicable regional plan(s): SACOG Blueprint and Metropolitan Transportation Plan for 2035.
 - ii. Describe how your Proposal will be consistent with the greenhouse gas emission reduction strategies in the applicable regional plan(s): The Sustainable Zoning Code and Development Standards will not only be consistent with the SACOG Blueprint, but will also support the objectives of SB 375 by promoting smart growth development, reducing greenhouse gases (GHG), and mitigating adverse environmental impacts. In 2008, SACOG adopted the Metropolitan Transportation Plan for 2035, which is based on the Blueprint. SACOG is currently in the process of updating the Metropolitan Transportation Plan to be compliant with SB 375, which includes developing strategies to meet GHG reduction targets defined by the California Air Resources Board (CARB). The proposal, in conjunction with the Climate Action Plan, will meet and exceed targets for Yolo County and will play a significant role in helping the SACOG achieve its regional goals.
3. Meet the Collaboration Requirements of the focus area applicable to the Proposal (See Section II).
 - a. See Section III, Focusing Funds, for the Collaboration Requirements applicable to the Proposal: The Collaboration Requirement for Focus Area #1 requires a detailed explanation as to how the proposal is consistent with the region's goals, including implementation of SB 375. This Collaboration Requirement has been successfully met and is attached as part of this application package. Additionally, SACOG has provided a letter supporting this grant proposal which concurs that the proposal meets the region's goals.

STEP 2: Program Objectives

Unlike projects that are site specific, and revolve around one primary objective, a zoning code contains hundreds of regulations and is required to apply these regulations across an entire jurisdiction. The Sustainable Zoning Code and Development Standards ("proposal") will include numerous approaches to meet the program objectives of the Sustainable Communities Planning Grant and Incentives program. The proposal will ensure that all projects incorporate "smart growth" planning principles and "green" building standards that reflect the County's commitment to sustainable development.

Improve Air and Water Quality

Air Quality: Yolo County utilizes the methods and assumptions recommended in the Handbook for Assessing and Mitigating Air Quality Impacts of the Yolo-Solano Air Quality Management District (YSAQMD). In keeping with these guidelines, the County will provide an analysis of the air quality and the potential impacts of emissions generated by new land development projects on local carbon monoxide levels, toxic air contaminants, odors, and regional air pollution.

Strategy: Incorporate strategies that discourage sprawl and encourages infill, and compact community design. The County will develop incentives, regulations and programs that incorporate “smart growth”, and climate change concepts that provide agriculture and open space protection as well as creating communities characterized by neighborhoods that are compact, walkable, and have a variety of commercial and residential uses. These incentives, regulations, and programs will help reduce impacts to the overall Air Quality in Yolo County. **Indicator:** Decrease greenhouse gas emissions

Water Quality: The quality of surface water and groundwater is affected by past, current and future land uses within the specific watersheds and other water sources that supply the county, as well as by the composition of geologic materials throughout the County. The County is required to comply with all federal regulations as administered by State agencies.

Strategy: Make efficient use of surface water and groundwater. The County will coordinate with local water purveyors to develop a conjunctive use program, consistent with the Integrated Regional Water Management Plan, to make the most efficient use of surface water and groundwater. The County will work with local water purveyors to develop and implement urban and agricultural water management plans to provide a 20 percent improvement in water use efficiency throughout the County. As part of the development and adoption of the proposal, specific incentives, regulations, and programs will be implemented to help reduce impacts to the water quality in Yolo County. **Indicator:** Decrease impaired water segments

Promote Public Health

A healthy community is defined as “one that meets the basic needs of all residents; ensures quality and sustainability of the environment; provides for adequate levels of economic and social development; and assures social relationships that are supportive and respectful.” These principles are emphasized in the smart growth and form-based land use standards that will be implemented in the proposal. In general, these land use standards focus development in existing communities and downtown areas and preserves agricultural land and natural resources, which improves air and water quality, increases community interaction, and encourages healthy alternatives to vehicular transportation, such as bicycling and walking. The recently adopted General Plan contains numerous policies that promote public health, through the design of neighborhoods, the promotion of local food, require universal design features in new development, and recognize the needs of special populations such as the elderly and group homes.

Strategy: Create a local food ordinance that promotes access to healthy foods. Many of the unincorporated communities do not have convenient access to fresh produce and other healthy foods. Considering that agriculture is the County’s largest industry, it is necessary to establish criteria that would facilitate the sale of local farm products in the unincorporated communities. Staff will implement a local food ordinance to allow small markets, restaurants, fruit and vegetable stands, farmers markets, and community gardens in established residential neighborhoods. **Indicator:** Increase access to healthy foods

Strategy: Adopt an ordinance that establishes minimum standards for park development and financing mechanisms to ensure ongoing operation and maintenance. Most of the unincorporated communities do not have access to recreational facilities. Playgrounds, bicycle trails, and athletic fields are important to maintaining the health of residents through regular exercise. Staff will implement an ordinance to require that a minimum of five acres of developed parks be created for every 1,000 residents, twenty acres of open space parks for every 1,000 residents, and the creation of locally funded special districts. **Indicator:** Increase park acres per resident

Promote Equity

Promoting equity for all County residents is a fundamental goal of the proposal. All individuals deserve fair and equal treatment, which includes access to affordable housing choices, transportation, and a mix of public and private services. The economically disadvantaged communities (EDC) in Yolo County will play an active role in the development and implementation of the proposal. The most direct way to work with EDCs is through the local Citizens Advisory Committees. These committees meet on a monthly basis and review planning and land use issues. Members of the public who are not part of the committee often attend these meetings to keep abreast of the issues in their community. These meetings will provide PPW staff the opportunity to review each section of the proposal and receive feedback from those who will be affected by the regulations.

Strategy: Implement regulations to address societal concerns. The proposal will implement ordinances and regulations to address the social challenges facing Yolo County residents. One of the primary ways the proposal will promote equity is by implementing smart growth principles, such as mixed use, infill, and compact development. These approaches will increase housing options in communities and will ensure that public facilities, services, and amenities are distributed equitably and in locations that enhance the quality of life for the broadest number of County residents. Additional regulations will be included in the proposed transportation plan to require new development to locate transit options near existing and new residential development. **Indicator:** Increase access to essential services (housing choices, transportation, public & private services)

Increase Housing Affordability

Yolo County is committed to providing affordable housing opportunities in each community. In the most recent Regional Housing Needs Plan, SACOG allocated a total of 284 very-low income units, 233 low-income units, 298 moderate-income units and 588 above moderate-income units to unincorporated Yolo County, for a total of 1,403 units for the compliance period of January 1, 2006 through June 30, 2013. Yolo County has made substantial progress in fulfilling its housing allocation since the beginning of the compliance period. Yolo County has also approved additional projects that will add to the supply of housing affordable to low-, moderate-, and above-moderate-income households. The strategies included below will be implemented in the proposal to ensure that affordable housing options are provided and that the Regional Housing Needs Assessment criteria are met.

Strategy: Include criteria to allow for a variety of housing types in residential zones. The proposal will include design criteria to ensure that duplexes, triplexes, and fourplexes blend in with single-family units, especially in established rural residential and low-density residential neighborhoods. The proposal will also include criteria for converting single family residential units into higher density units. Increasing the types of housing allowed within each residential zone allows for more affordable housing opportunities. Additionally, criteria will be included to allow for and encourage the development of single room occupancy housing in order to provide affordable housing options to a variety of population groups including low-income residents, those with disabilities, students, and seasonal or traveling workers. **Indicator:** Increase affordable housing supply

Strategy: Include criteria to encourage new mobile home park (MHP) development. Mobile home parks provide affordable rental and home ownership opportunities compared with traditional stick-built housing. The current zoning code requires a special MHP zoning when establishing new MHP developments. This requirement will be rescinded and regulations will be incorporated to streamline the permitting process for mobile homes in residential and agricultural zones. The proposal will also designate areas for mobile home park development in new growth areas. **Indicator:** Increase affordable housing supply

Strategy: Revise Inclusionary Housing Ordinance. The proposal will reexamine the Inclusionary Housing Ordinance to ensure that the procedures to maximize the affordable housing supply in Yolo County are as effective as possible. **Indicator:** Increase affordable housing supply

Promote Infill and Compact Development

When done right, infill and compact development enhance the vitality of a community's downtown by allowing and encouraging a full range of high-intensity uses, including retail, multi-family housing, offices, entertainment and civic uses. The proposal will implement ordinances and regulations to encourage downtown mixed use development that will function as local activity centers, contributing to a sense of community, where people tend to walk or bike to destinations and interact more with each other.

Strategy: Expand the applicability of the Downtown Mixed Use (DMX) zone. The existing zoning code contains a DMX zone for the town of Esparto, which allows for a mix of residential and commercial uses on the same development site. Staff will examine the feasibility of expanding the DMX zone to other towns. The main components of the DMX zone will be to encourage mixed use development projects with neighborhood and community-serving retail, service, and other uses on the ground floor and residential and live/work units above the nonresidential space; encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction. The DMX zone encourages the adaptive reuse of existing structures and development of vacant and blighted parcels. **Indicator:** Increase housing units near transit service; **Indicator:** Decrease vehicle miles traveled

Revitalize Urban and Community Centers

Development on infill or vacant lands, intensification of the use of underutilized parcels, or redevelopment efforts can significantly revitalize the urban and community centers.

Strategy: Implement form-based design standards. Many of the ordinances included in the proposal will be form-based, meaning regulations will focus on the visual aspect of development, including building height and bulk, façade treatments, the location of parking, and the relationship of the buildings to the street and to one another. It is intended that these standards will emphasize mixed use and a mix of housing types in order to attract people to the downtown areas. In order to make sure that these standards enable the revitalization of the urban and community centers, the public will play a large role in defining the form they want their community to take. **Indicator:** Increase community interaction

Strategy: Streamline the development review process and reduce fees in downtown areas to provide incentives for targeted properties. A healthy and vibrant downtown is crucial to the success of a community. Many of the County's downtown areas have been neglected and many of the buildings have been abandoned or are underutilized. The proposal will contain criteria to streamline the permit process and offer incentives for projects aimed at redeveloping certain areas of town or specific properties. **Indicator:** Increase development opportunities in downtowns

Protect Natural Resources and Agricultural Lands

Agriculture has been at the heart of Yolo County's identity, character, economy and way of life since the County's founding in 1850. Ninety-two percent of the land surface of Yolo County is off-limits to residential, commercial and industrial development uses that are not consistent with the agricultural designation. Instead, these lands are currently set aside for farming, grazing and open space. The proposal will implement the County's longstanding policy to direct the County's residential growth to designated areas within the cities and within the growth boundaries of existing unincorporated communities, thereby preserving natural resources and the agricultural and open space lands.

The Sustainable Zoning Code and Development Standards will be consistent with the California Wildlife Action Plan and the Yolo County Draft Habitat Conservation Plan/ Natural Community Conservation

Plan. The proposal implements regulations that direct development away from agricultural and open space areas where there is a high concentration of wildlife and important habitat. All proposed ordinances will be reviewed to ensure consistency with these two plans. Furthermore, all discretionary development projects are reviewed by the JPA and mitigation measures are applied as needed.

The proposal is also consistent with the Surface Mining and Reclamation Act (SMARA). Mining in Yolo County is regulated by the Off Channel Mining Plan (OCMP). The OCMP restricts the location and extent of new mining to lands outside of the riparian corridor, eliminates vested processing plants and facilities at the end of the mining period, creates a fund to address unforeseen environmental concerns, and adds various environmental protections and monitoring requirements to the base requirements of State law established by SMARA. The proposal will be consistent with the OCMP.

Strategy: Create a Master Agricultural Land Mitigation Program. This will include establishing additional criteria for the coordinated acquisition and placement of agricultural conservation easements on land most threatened by development, particularly those lands located close to cities and unincorporated communities. In addition, the County will amend the existing Agricultural Mitigation Ordinance to direct agricultural mitigation to areas that promote open space connectivity and are in close proximity to existing growth boundaries for the communities and cities within the County. **Indicator:** Increase acres of protected and/or conserved lands

Strategy: Create a Clustered Agricultural Housing Ordinance. The creation of a Clustered Agricultural Housing Ordinance will reduce conflicts between agricultural operations and residential development and, at the same time, allow construction of agricultural homes in appropriate locations within areas of antiquated subdivisions or other situations to be defined by the ordinance. The cluster ordinance is needed to preserve productive agricultural land and ensure that development of substandard lots or in an antiquated subdivision in an agricultural area would not automatically result in numerous large ranchette lots spread across the farm or ranch, as opposed to the clustering of the homes in one corner of the property. **Indicator:** Decrease ranchette development

Strategy: Implement requirements aimed at enhancing agricultural lands. This will include implementing economically sustainable agricultural parcel sizes, prohibiting the division of farmland for non-agricultural purposes, and maintaining growth boundaries around existing communities and neighborhoods. **Indicator:** Increase acres of productive agricultural land

Strategy: Implement resource efficient design criteria for new development. The proposal will include design criteria to incorporate public open space use (such as parks, town squares, trails, and greenbelts) in new residential development projects. It will also include criteria for the preservation of wildlife and native plant habitat, and will include regulations for energy efficient design, water conservation, and stormwater management. **Indicator:** Increase park acres per resident

Reduce Automobile Usage and Fuel Consumption

The proposal is consistent with and actually implements many of the policies of the California Transportation Plan (CTP). The CTP includes policies that encourage a balanced transportation system that promotes sustainability, such as providing transit options, pedestrian and bicycle paths, and redesigned vehicular roads and routes. The proposal includes strategies to improve mobility and accessibility, and enhance the public safety and security.

Strategy: Develop a Transit Plan. Develop a transit plan that can be applied to future development projects and Specific Plan areas. The transit plan will condition future development to provide right-of-way or public easements for identified transportation and circulation facilities including bikeways, trails and transit facilities. The transit plan shall include future targets for public transportation ridership, levels of service and measurable steps to achieve the targets. **Indicator:** Increase transit ridership

Strategy: Develop a VMT Reduction Plan. Develop a VMT reduction plan that can be applied to all Specific Plan areas allowed under the General Plan. The VMT reduction plan shall establish a threshold of a maximum 44 VMT generated per household per weekday. Achieving a VMT of 44 miles generated per household per weekday for the unincorporated area Specific Plans of Yolo County by 2035 would be an improvement over the projected VMT generated per household estimated for the regional average under the Preferred Blueprint Scenario, which is 49 miles. **Indicator:** Decrease vehicle miles traveled

Strategy: Allow for ancillary employee services within employment centers and offices. The industrial and commercial zoning designations will be amended to create more form-based criteria that would allow for a mix of ancillary employee (i.e. childcare, restaurants, banking facilities and convenience markets) services in order to reduce midday vehicle trips. **Indicator:** Decrease vehicle miles traveled

Strategy: Implement regulations to achieve a minimum jobs/housing balance of 1.2 jobs for every dwelling unit on average within every unincorporated community. This will include restructuring of the commercial, industrial, and residential zoning designations to a more form-based code in order to allow for a flexibility of land use types. This may also include incentives or a streamlined permit process to ensure there is a match between the prices of dwelling units and the salaries of the jobs provided within each unincorporated communities. By reaching a balance between jobs and housing, Yolo County will likely experience a reduction in VMT and fuel consumption. **Indicator:** Balance of jobs and housing; **Indicator:** Decrease vehicle miles traveled

Improve Infrastructure Systems

Many of the regulations incorporated into the proposal, such as compact development standards and resource efficient design criteria, offer strategies to improve the County's infrastructure system. Establishing a Balanced Modes Circulation Plan will further improve the infrastructure system.

Strategy: Adopt a Balanced Modes Circulation Plan. The Balanced Modes Circulation Plan will incorporate the concept of "complete streets." Complete streets include facilities and designs that enable safe access for all uses (i.e. pedestrians, bicyclists, motorists, and transit riders) of all ages and abilities. The Balanced Modes Circulation Plan will guide future road development within the County. It will include road cross-sections for community and rural areas, addressing number of travel lanes, lane width, medians, drainage control, shoulder width, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip and sidewalk width. **Indicator:** Increase safety

Promote Water Conservation

Water conservation will be achieved through several of the ordinances and regulations included in the proposal. Yolo County has produced a Draft Water Efficient Landscape Ordinance that will exceed many of the minimum standards of the State's Model Ordinance, including use of regionally native drought-tolerant vegetation and limitations on the amount of turf in all development projects. The Water Efficient Landscape Ordinance will be included in the Sustainable Zoning Code and Development Standards subsequent to its adoption. Additionally, the strategies described below will contribute significantly to the County's water conservation efforts. Through regulation of stormwater, erosion, and sedimentation, Yolo County can enhance, protect and conserve water resources and help the state achieve its goal to reduce water consumption by 20% by 2000.

Yolo County understands the importance of protecting the quality of groundwater and surface water for the benefit of urban areas, agriculture, and the environment. One of the goals addressed in the Sacramento Valley Integrated Regional Water Management Plan for the Yolo County area is to assure an adequate water supply—in both quantity and quality—for the people of Yolo County, present and future, in a manner that is efficient, economical, and environmentally sound. The community design strategies that will be employed in the proposal including compact, mixed use, walkable and transit-oriented development will ensure that automobile-generated urban runoff pollutants are minimized and that open lands that absorb water are preserved to the maximum extent possible. Additionally, regulations included

in the proposal will ensure that natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats are identified, preserved and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resource sustainability.

Strategy: Develop an ordinance to require that existing homes be retrofitted with water efficient appliances and fixtures. Much of existing water use is associated with less efficient, older homes. Staff will create regulations which would require an inspection by the County prior to the sale of any existing home to confirm that low-water use showers, toilets, appliances, and sprinklers have been installed. **Indicator:** The conversion of fifty homes per year to water efficient features.

Strategy: Develop a rainwater reuse ordinance. The General Plan encourages the installation of roof catchment systems for landscaping and other non-potable uses. **Indicator:** The construction of all new homes with catchment and reuse systems.

Promote Energy Efficiency and Conservation

In Yolo County, energy conservation can be achieved in a multitude of ways. This includes incorporating many of the strategies listed in the preceding categories which are aimed at reducing vehicle trips and preserving agricultural lands and natural resources, and also by implementing “green” design and construction standards.

Strategy: Establish Energy Efficiency Program. The Energy Efficiency Program will establish criteria to allow for a streamlined permit process to promote energy production from biofuels, biomass, solar, wind, and other energy alternatives to reduce dependency on fossil fuels. The Energy Efficiency Program will require “green” design, construction and operation all new buildings, including: site planning sensitive to the natural environment; efficiency in resource use (including energy, water, raw materials and land); use of materials provided from within the region; water reuse systems; and use of passive and active solar strategies and efficient heating and cooling technologies. This will also include the adoption of a green building ordinance. Effective January 1, 2011, Yolo County will begin enforcing the California Green Building Standards (CALGreen) Code. The County anticipates adding additional regulations, including requiring the use of building materials and methods that increase energy efficiency a minimum of 15% beyond State Title 24 standards for residential construction and 20% beyond Title 24 standards for commercial standards (where feasible). This program will also require, when feasible, all new construction to be zero net energy by combining building energy efficiency design features with on-site clean distributed generation so as to result in no net purchases from the electricity or gas grid. **Indicator:** Decrease construction-related GHG emission

Strategy: Adopt a solar energy ordinance. Solar power is an important renewable energy source and this ordinance will establish criteria for the placement and design of small and large scale solar energy systems. The ordinance will be consistent with existing State laws that encourage the construction of solar energy systems to conserve energy. **Indicator:** Decrease fossil fuel consumption

Strengthen the Economy

Economic development is the enhancement of a community’s productive capabilities, largely through the creation and retention of jobs and revenue. Yolo County places a high priority a creating a healthy local economy and recognizes the need to create high quality jobs for the future well being of its residents. The Yolo County economic development program is geared to help the private sector provide more job opportunities for Yolo County residents, which in turn generates more revenue for the County to provide a better array and quality of service. Gearing County economic development policies towards expanding the tourism industry will also help recapture some of that lost spending and will at the same time improve the quality of life in the unincorporated communities. As a result, opportunities would become available for local residents to supplement their incomes through home-based businesses.

Strategy: Work the local residents and businesses to implement land use strategies that support economic growth. Provide land use patterns that create a diversified local economy that can provide substantial and sustainable long-term growth that will benefit businesses, residents and local government. Work aggressively to create a welcoming environment for both existing companies and new business to advance local economic growth. Work with the local Citizens Advisory Committees to help revitalize the existing rural communities, especially downtown areas, to serve the economic and social needs of residents, as well as to support regional visitor needs. **Indicator:** Increase number of jobs; **Indicator:** Increase tourism

STEP 3: Priority Considerations

1. Proposal demonstrates ongoing collaboration with state, regional and local, public and private stakeholders and community involvement (include in work plan).
 - a. Describe tasks undertaken by all entities involved in the work plan. Planning and Public Works (PPW) Department staff will collaborate with other County departments and various other public and private entities for the preparation of the Yolo County Sustainable Zoning Code and Development Standards (“proposal”), as discussed in (b) below. However, PPW staff is ultimately responsible for implementing and maintaining the proposal. For every proposed change or addition to the proposal, PPW staff will conduct necessary research; consult with state, regional, local, public, and private stakeholders to address potential issues; circulate a draft for public review; finalize the draft; and bring the document before the Planning Commission and Board of Supervisors for final review and approval.
 - b. Describe how other entities will be engaged in the development and/ or implementation of the Proposal (e.g., local governments, state entities, COGs, MPOs, transit agencies, health agencies, air districts, local businesses, landowners, general public, environmental groups, low income households and/ or groups that represent them, etc.). Updating the zoning code is a multi-step process that involves numerous entities. Yolo County has a long standing practice of working closely with local, state, and other interested agencies on all discretionary projects, including changes or additions to the zoning code. PPW staff anticipates implementing the proposal in phases so as not to overwhelm the public and other entities involved in reviewing the drafts. In general, PPW staff will supply draft documents off all ordinances and proposed changes to public and private entities that meet at least one of the following criteria: (1) the entity is a regulatory authority or an expert in the proposed subject matter, or (2) the entity has shown an interest in the particular ordinance or may be affected by the proposed changes. Direct meetings will be held with each of the County’s local partners, including the four cities, UC Davis, the Yocha De He Wintun Nation, and adjoining counties. In addition, all draft ordinances will be posted on the County website, along with an e-mail form to allow for convenient comment. Finally, the draft ordinances will be reviewed and discussed at Citizens Advisory Committee meetings located throughout the unincorporated area. There are currently eight such committees, which provide direct local input on land use proposals that are relevant to their community.
 - c. Describe how the community will be engaged in the planning process. Citizen participation is necessary in order to build local capacity to plan for sustainable development and to benefit from the insights, knowledge, and support of local residents. The County has eight Citizens Advisory Committees which are made up of local residents who are appointed by the Board of Supervisors. These Citizens Advisory Committees provide input and recommendations to the Planning and Public Works Department on implementation of the County General Plan, any local plans, and related land use matters. All phases of the proposal will be reviewed by these committees in a public hearing. The general public is provided the opportunity to speak on record and ask any questions to PPW staff during these meetings. PPW staff will review any comments and recommendations made by the Citizens Advisory Committees and members of

the public and will incorporate them where appropriate. Additionally, all phases of the proposal will be addressed in public hearings with both the Planning Commission and Board of Supervisors. The draft ordinances will also be posted on the Department website, with opportunity for members of the public to offer comments directly through e-mail to the project planner.

2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state. Note: Tools, processes and data funded by the grant must be posted on web-site.
 - a. Does the Proposal include tools or processes that could easily be accessed and used by other government agencies to develop plans or strategies for sustainable communities? Nearly all cities and counties in California are focusing on the need to protect farmland and habitat, while creating compact, livable communities that can accommodate projected growth. Yolo County, however, has already been doing so for the past 150 years and can bring its vast experience to work at developing practical regulations for use by other rural jurisdictions who are starting to address smart growth. Cities and counties interested in drafting particular ordinances (i.e. solar energy ordinance or local food ordinance) can easily reference the proposal and make changes applicable to their particular jurisdiction. The proposal will be posted on the County's website so it can be easily accessed by cities, counties, regional agencies, and private developers.
 - b. How will your agency promote and share the Proposal's information, tools or processes? Several aspects of the proposal, such as the local food ordinance and Energy Efficiency Program, will put Yolo County at the forefront for sustainable development, especially among rural and agricultural communities. Aside from posting the proposal on the County's website, PPW staff will seek alternative ways to promote and share the proposal. For instance, PPW staff will work closely with SACOG to promote the proposal at workshops and professional working groups, such as the Rural-Urban Connections Strategy (RUCS), California State Association of Counties (CSAC), and the American Planning Association (APA).
3. Proposal is leveraged with additional resources, in-kind or funds. Identify in Budget.
 - a. Identify funding sources and amount already committed to the proposal and expected timing of funds. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc. Yolo County Planning and Public Works will commit \$71, 262 from Fiscal Year budgets 2010/2011 and 2011/2012 for a total of \$142, 524. In addition, the County will utilize in-kind match services for the local Citizens Advisory Committees who will participate in the overall review of the proposal.
 - b. Identify potential future funding sources and the amount expected to be committed to the proposal. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc. Yolo County is committed to completing the proposal within the proposed 15 month project schedule. With the appropriate project management, the project should remain on budget and schedule with minimal additional funding from the Yolo County Planning and Public Works 2011/2012 Fiscal Year Budget. All additional costs will be absorbed by the County.
4. Proposal addresses climate change impacts.
 - a. Identify the potential climate change impacts on the population, or human or natural areas, or systems most vulnerable to those impacts within the planning area. Climate change modeling shows that changes to the global climate system, ecosystems, and the environment of Yolo County could include, but are not limited to: (1) The loss of mountain snow pack, resulting in higher sea levels and higher sea surface evaporation rates; (2) Changes in weather that include droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones; (3) Decline snowpack, which accounts for a significant amount of the surface water storage in California; and (4) Increase in the number of days conducive to high ozone in Yolo County.

- b. How does the Proposal improve adaptation to the impacts for these populations, human or natural areas, or systems? Currently, Yolo County is developing a GHG Emissions Reduction Plan/Climate Action Plan (CAP) for the County, to control and reduce net GHG emissions, and to address economic and social adaptation to the effects of climate change. The CAP is anticipated to be adopted in January 2011. As part of the implementation of the CAP, specific reduction measures, mechanisms, and performance standards will be added to the Proposal to provide incentives, regulations, and programs to help reduce GHG emissions in sectors and subsectors such as: energy consumption, transportation, agriculture, wastewater treatment, and solid waste.
5. Proposal serves an economically disadvantaged community.
 - a. How will this Proposal specifically benefit a disadvantaged or severely disadvantaged community (see Glossary)? According to data compiled by the Yolo County Economic Development Division, several of the unincorporated communities had an average per capita income of less than 80% of the national per capita income. The smart growth policies and concepts that are outlined in the Yolo County General Plan will be put into practice in these small towns to reduce infrastructure costs and revitalize underutilized downtown areas. The regulations will direct development to infill sites and areas planned for growth within existing communities, and will provide a diversity of housing options to meet the needs of people with very low-, low-, and moderate-income.
 - b. Discuss how the economically disadvantaged community has been and will continue to be engaged and participatory in the development of the Proposal. The economically disadvantaged communities (EDC) in Yolo County will play an active role in the development and implementation of the proposal. The most direct way to work with EDCs is through the local Citizens Advisory Committees. These committees meet on a monthly basis and review planning and land use issues. Members of the public who are not part of the committee often attend these meetings to keep abreast of the issues in their community. These meetings will provide PPW staff the opportunity to review each section of the proposal and receive feedback from those who will be most directly affected by the new regulations.

STEP 4: Organizational Capacity

1. What is your organization's experience in completing this type of Proposal or similar Proposals? Is the expertise needed for the successful development of the Proposal available within the organization? If not, how do you plan to acquire it? Yolo County recently completed the 2030 Countywide General Plan. The research and development of the General Plan document was similar in the length and overall review processing. The Sustainable Zoning Code and Development Standards will rely on the policy foundation created through the General Plan process and will play a major role in implementing the County's land use vision.

In addition, over the past several years all planning Division staff members have prepared new ordinances and updates, which have been incorporated into the County Code as part of their duties and responsibilities. Examples include regulations addressing alcohol sales, affordable housing, signage, animal units, agricultural mitigation, mixed uses, and transmission lines.

2. Do you have active partners that will help develop the proposal? How? The Yolo County Planning Commission will play an active role in the overall review process through public hearings and workshops to allow for public testimony from various groups, organizations, interested parties, and the general public.

In addition, the Board of Supervisors has created eight (8) local "Citizens Advisory Committees" (CAC) that will fully participate in the review of the Proposed Sustainable Zoning Code and Development Standards. Each CAC represents a specific area within the unincorporated area of the

County. Once the Administrative Draft becomes available for public review, the members of the CAC will hold numerous public hearings to allow comments from the local community, and to provide specific recommendations to the Planning Commission.

Additional meetings will be held with other local governmental partners who may be affected by the proposed changes, including the four cities, UC-Davis, the Yocha De He Wintun Nation, joint powers authorities, special districts, adjoining counties, and state and federal agencies.

3. How will the Proposal be kept on schedule and within budget? The Planning Director will provide overall project management throughout the entire project. Each staff member assigned to the project will participate in the preparation of the Proposed Sustainable Zoning Code and Development Standards and their project management will be used as a component of their Employee Performance Evaluation. With limited resources available during the current economic downturn, project administration and management will be key to keeping the project on schedule and within the proposed budget.

In addition, staff will provide frequent status reports and workshops to both the Planning Commission and Board of Supervisors. During the workshops, the various groups, organizations, interested parties and the general public will have the opportunity to provide public testimony regarding specific aspects of the overall process.

4. If the Proposal goes over budget, explain your contingency plan to cover the cost. The overall project and bulk of the Proposed Sustainable Zoning Code and Development Standards will be completed by the Planning Division staff to achieve a final project within a 15 month time frame. If the project goes beyond the 12 month period, a senior project planner will be assigned to complete the final public hearings, any correction and/or modifications, and final adoption by the Board of Supervisors. All additional costs will be absorbed by the County.
5. Identify in the work plan how the proposal will be implemented, including zoning updates if applicable. There will be an initial Project Kick-Off meeting to allow the project manager (Planning Director) to provide project assignments, specific sections, to each Planning Division staff member (4 Planners). The milestones for the project are detailed in the Work Plan. The Proposed Sustainable Zoning Code and Development Standards will be broken into four separate parts so as to not overwhelm those participating in the development of each Section and those reviewing the documents. The specific sections are as follows: (1) Administrative and Local CEQA Clearance Sections (approximately 50 pages); (2) All Agricultural Zoning Code Sections (approximately 50 pages); (3) Residential, Commercial, Industrial, and Institutional Zoning Code Sections (approximately 100 pages), and (4) The remaining Zoning Code Sections (approximately 150 pages).

As detailed in the Work Plan, Task 3 through Task 12 will be processed concurrently as it relates to each specific Section of the Proposed Sustainable Zoning Code and Development Standards as described in Tasks 2. As discussed above, each Planning Division staff member will be assigned specific sections to provide the initial rough draft based on their research. Once the planners have completed the rough draft, the Office Support Specialist will format the Sections and prepare the document for posting on the County web site and distribution via electronic, paper, and compact disc. The Administrative Draft will be used for internal review and comments for County Departments and Agencies. The Administrative Draft will be released for a 30 day comment period. Once the Administrative Draft comments have been received, the Office Support Specialist will revise the document (Sections) and prepare the document for the formal Public Review draft to be released for a 30 day review period. The Citizens Advisory Committees will participate and provide public forums in the local unincorporated committees and provide comments and recommendations to the Planning Commission. After the public review period has been completed, the documents will be revised and prepared for public hearings before the Planning Commission and ultimately the Board of Supervisors for final adoption.